

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Corunna Avenue St Albans VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,500

Property type

House

Suburb

St Albans

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

112 Kings Road St Albans VIC 3021	\$655,000	02-Mar-21
40 McLeod Road St Albans VIC 3021	\$645,000	25-May-21
1 Leyton Court St Albans VIC 3021	\$655,000	18-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 August 2021


112 Kings Road St Albans VIC 3021

Sold Price

\$655,000

Sold Date

02-Mar-21
 3  3  2

Distance

0.28km

40 McLeod Road St Albans VIC 3021

Sold Price

\$645,000

Sold Date

25-May-21
 3  1  1

Distance

0.36km

1 Leyton Court St Albans VIC 3021

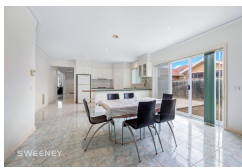
Sold Price

\$655,000

Sold Date

18-Mar-21
 3  1  2

Distance

0.52km

15 Rafter Drive St Albans VIC 3021

Sold Price

\$690,000

Sold Date

11-May-21
 3  2  2

Distance

0.89km
RS = Recent sale

UN = Undisclosed Sale

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